

PB# 93-35

**McComb, Cutler, & Leyen
(Withdrawn)**

51-3-11 & 12

Approved 1-10-94

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

November 5 1993

Received of Steven P. Drabick P.L.S. \$ 50.00
Fifty and 00/100 DOLLARS
For Planning Board Application #93-35

DISTRIBUTION

FUND	CODE	AMOUNT
CR #	547	50.00

By Pauline G. Townsend
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

November 5 1993

Received of Pauline G. Townsend \$ 150.00
One Hundred Fifty and 00/100 DOLLARS
For Planning Board Session #93-35
Steven Drabick

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 548		150.00

By Susan Zapp
Deputy Controller
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Dec. 16 1993

Received of Steven Drabick P.L.S. \$ 100.00
One Hundred and 00 DOLLARS
For Planning Board #93-35 Approval Fee

DISTRIBUTION

FUND	CODE	AMOUNT
CR 566		100.00

By Pauline G. Townsend
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

FUND	CODE	AMOUNT
CR #	547	50.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Pauline M. Townsend
Town Clerk
 Title

TOWN OF NEW WINDSOR

555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

Received of Pauline M. Townsend November 5 19 93
Town Clerk \$ 150.00
One Hundred Fifty and 00/100 DOLLARS

For Planning Board Person #93-35
Steven Drabuck

FUND	CODE	AMOUNT
CR # 548		150.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Susan Zappala
Deputy Controller
 Title

TOWN OF NEW WINDSOR

555 Union Avenue
 New Windsor, NY 12550

GENERAL RECEIPT

Received of Steven Drabuck P.L.S. Dec. 16 19 93
One Hundred and 00 DOLLARS \$ 100.00

For Planning Board #93-35 Approval Fee

FUND	CODE	AMOUNT
CR 566		100.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

By Pauline M. Townsend
Town Clerk
 Title

600 75.50

Map Number #28-94 City []
Section 57 Block 3 Lot 1172 Town []
Village [] New Windsor
Title: Mc Comb, Cutler & Leys
Dated: Oct 30 1993 Filed: Mar 1 1994
Approved by Carimen Dubaldi
on Jan 10 1994
Record Owner Mc Comb, Agatha C
Cutler, James Robert
MARION S. MURPHY
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/10/94

PAGE:

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 93-35

NAME: LOT LINE CHANGE FOR MC COMB, CUTLER & LEYEN
APPLICANT: MC COMB, A., CUTLER, J., LEYEN, J.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-D
11/05/93	L.L. CHG. MINIMUM	PAID		150.00	
11/10/93	P.B. ATTY. FEE	CHG	35.00		
11/10/93	P.B. MINUTES	CHG	9.00		
11/17/93	P.B. ENGINEER FEE	CHG	75.50		
01/10/94	RETURN TO APPLICANT	CHG	30.50		
		TOTAL:	150.00	150.00	0.00

*Please issue a check in
the amount of \$ 30.50 to:*

*Steven P. Drabick
P.O. Box 539
Cornwall, N.Y. 12518*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/10/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 93-35

NAME: LOT LINE CHANGE FOR MC COMB, CUTLER & LEYEN
APPLICANT: MC COMB, A., CUTLER, J., LEYEN, J.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/10/94	PLANS STAMPED	APPROVED
11/10/93	P.B. APPEARANCE	LA:ND APPROVED
11/03/93	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/10/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 93-35

NAME: LOT LINE CHANGE FOR MC COMB, CUTLER & LEYEN

APPLICANT: MC COMB, A., CUTLER, J., LEYEN, J.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	11/05/93	MUNICIPAL HIGHWAY	11/15/93	APPROVED
ORIG	11/05/93	MUNICIPAL WATER	11/15/93	APPROVED
ORIG	11/05/93	MUNICIPAL SEWER	11/17/93	APPROVED
ORIG	11/05/93	MUNICIPAL SANITARY	/ /	
ORIG	11/05/93	MUNICIPAL FIRE	11/15/93	APPROVED
ORIG	11/05/93	PLANNING BOARD ENGINEER	/ /	

AS OF: 11/17/93

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 93- 35

FOR WORK DONE PRIOR TO: 11/17/93

TASK-NO	REC	--DATE--	TRAN	EMPL	AD DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
93-35	81766	11/03/93	TIME	MJE	WS ROCK TAVERN L/L	70.00	0.40	28.00			
93-35	81777	11/08/93	TIME	MJE	MC MCCOMB	70.00	0.40	28.00			
93-35	81773	11/09/93	TIME	KCY	CL REVIEW COMMENTS	25.00	0.50	12.50			
93-35	80916	11/10/93	TIME	MJE	MM MCCOMB L/L APPL	70.00	0.10	7.00			
TASK TOTAL								75.50	0.00	0.00	75.50
GRAND TOTAL								75.50	0.00	0.00	75.50

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00

ESCROW (\$150.00 - \$400.00) \$ pd

* * * * *

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL..... 25.00

FINAL APPROVAL..... 50.00

TOTAL APPROVAL FEES L.L.CHG.....\$100.00

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES:\$ 75.50

PLANNING BOARD ATTORNEY FEES:\$ 35.00

MINUTES OF MEETINGS\$ 9.00

OTHER\$ -

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 119.50

MC COMB, CUTLER & LEYEN LOT LINE CHANGE (93-35) ROUTE
207

Mr. Steven Drabick appeared before the board for this proposal.

MR. DRABICK: Application before the board is for a proposed relocation of a portion of the lot line between lot 11, 12 of the Rock Tavern Green Subdivision. The lot line change is necessary to correct a deficiency in the side yard setback of the existing dwelling on lot number 11 and is being done at the request of the owners of lot 11. The proposed new location shown on the plan here which has been agreed upon by all the parties concerned will correct that situation and not adversely effect any of the other bulk requirements of both lots, lot 12 of course being vacant at this time, except for the existing barn which was the structure that was there on the property previous to it being subdivided. As a result of the lot line change we're proposing here, there will be a transfer of 2/10 of an acre from lot 12 to lot 11 with both lots resulting areas of both lots still exceeding what's required as far as bulk area in this zone.

MR. PETRO: This looks extremely straightforward. Do you have anything to add?

MR. EDSALL: My comments are short. Steve's accurate that this actually corrects a problem and it appears that it creates a conformity, if you will. I'd say that if you just go through the process you can approve it tonight.

MR. DUBALDI: Make a motion we take lead agency.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency on the Mc Comb, Cutler & Leyen lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

November 10, 1993

29

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. DUBALDI: Make a motion we declare negative dec.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Mc Comb, Cutler & Leyen lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. DUBALDI: Make a motion we approve the Mc Comb, Cutler & Leyen lot line change.

MR. LANDER: Second it.

MR. PETRO: Mowing has been made and seconded that the New Windsor Planning Board give final approval to the lot line change for Mc Comb, Cutler & Leyen lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

DATE: November 10, 1993

PROJECT NAME: McCombville, Indiana I. H. Co. PROJECT NUMBER 93 35

* * * * *

* NEGATIVE DEC:

* M) 0 S) L VOTE: A 3 N 0

* CARRIED: YES: ☒ NO

* * * * *
 PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE:A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE:A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE:A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) (S) L VOTE: A 3 N 10 APPROVED: 11-10-93

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93-35

DATE PLAN RECEIVED: NOV - 5 1993

The maps and plans for the Site Approval McComb
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒
disapproved ☐

If disapproved, please list reason _____

Fred Lippin 11/15/93
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93- 35

DATE PLAN RECEIVED: NOV - 15 1993

The maps and plans for the Site Approval ✓ M'Comb

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

No TOWN SEWER SERVICE

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE 11.17.93

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 15 November 1993
SUBJECT: McComb, Cutler and Leyen

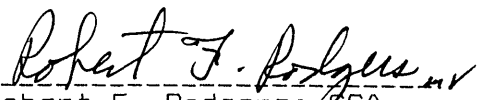
PLANNING BOARD REFERENCE NUMBER: PB-93-35
DATED: 5 November 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-67

A review of the above referenced subject lot line change was conducted on 10 November 1993.

This lot line change is acceptable.

PLANS DATED: 30 October 1993.


Robert F. Rodgers; CCA
Fire Inspector

RFR:mr
Att.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: McCOMB/CUTLER/LEYEN LOT LINE CHANGE
PROJECT LOCATION: ROCK TAVERN GREENS MAJOR SUBDIVISION (OFF RT 207)
SECTION 51-BLOCK 3-LOTS 11 AND 12
PROJECT NUMBER: 93-35
DATE: 10 NOVEMBER 1993
DESCRIPTION: THE APPLICATION INVOLVES A LOT LINE CHANGE BETWEEN
LOTS 11 AND 12 OF THE ROCK TAVERN GREENS MAJOR
SUBDIVISION, WITH LOT 11 GAINING APPROXIMATELY 0.2
ACRES, AND ADDITIONAL SIDE YARD SETBACK.

1. As can be noted from the bulk information shown on the plan, the residence on Lot 11 was apparently constructed so as to create a non-complying side yard setback. This proposed lot line change will correct that condition and appears to maintain bulk compliance for both lots in all other respects.
2. I am aware of no other concerns with regard to this proposed lot line change.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJE:ak

A:MCCOMB.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 93 - 35
WORK SESSION DATE: 3 Nov 93 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full
PROJECT NAME: McComb et al 4/L
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: Steve Durbick
MUNIC REPS PRESENT: BLDG INSP. unavail
FIRE INSP. sick
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Rock Tavern Green -

trying for
11/10/93 agenda

4MJJE91 pbwsform

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 125530

(This is a two-sided form)

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project LOT LINE CHANGE PREPARED FOR MCCOMB, CUTLER & LEYEN
2. Name of Applicant AGATHA C. MCCOMB Phone 496-7217
JAMES ROBERT CUTLER
JACOBA LEYEN
Address RT 207, BOX 3, ROCK TAVERN, NY 12575
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record SAME Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan STEVEN P. DRABICK Phone 534-2208
Address P O BOX 539, CORNWALL NY 12518
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney NONE Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning
Board Meeting STEVEN P. DRABICK Phone 534-2208
(Name)
7. Location: On the SOUTH side of RT 207
(Street)
3,700 feet WESTERLY
(Direction)
of BEATTIE ROAD
(Street)
8. Acreage of Parcel 6.9 ACRES 9. Zoning District R-1
9A. School District _____
10. Tax Map Designation: Section 51 Block 3 Lot 11 & 12
11. This application is for a LOT LINE CHANGE

93 - 35

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Steven P. DRABICK being duly sworn, deposes and says that he resides at Continental Rd Cornwall in the County of ORANGE and State of NY and that he is (the owner in fee) of _____
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this Jacob R. Leyer James R. Cutler Agatha C. McCurt
(Owner's Signature)

5 day of NOVEMBER 19 93

Phyllis M. Pryne
Notary Public

PHYLLIS M. PRYNE
NOTARY PUBLIC, STATE OF NEW YORK
RESIDING IN COUNTY OF ORANGE
NO. 4622569
COMMISSION EXPIRES MARCH 30, 19 94

LAND SURVEYOR
(Title)

93 - 35
NOV - 5 1993

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

JACOBA LEYEN, deposes and says that he
resides at RT 207, BOX 3, ROCK TAVERN
(Owner's Address)
in the County of ORANGE
and State of NEW YORK
and that he is the owner in fee of LOT 12 (TTL 51-3-12) AND AS
DESCRIBED IN DEED LIBER 3883, PAGE 5
which is the premises described in the foregoing application and
that he has authorized STEVEN P. DRABICK
to make the foregoing application as described therein.

Date: 11/3/93

X Jacoba Leyen
(Owner's Signature)

Steve Drabick
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

NOV - 5 1993

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

AGATHA C. McCOMB, JAMES ROBERT CUTLER, deposes and says that he & she
resides at RT 207, BOX 3, ROCK TAVERN
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of LOT 11 (TL 51-3-11) AND AS

DESCRIBED IN DEED LIBER 3594, PAGE 316

which is the premises described in the foregoing application and
that he has authorized STEVEN P. DRABICK

to make the foregoing application as described therein.

Date: 11/3/93

James R. Cutler, Agatha McComb
(Owner's Signature)

Low Drabick
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

PROJECT I.D. NUMBER

617.21

Appendix C

93 - 35

NOV - 5 1993

SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR STEVEN P. DRABICK	2. PROJECT NAME LOT LINE CHANGE, McCOMB, CUTLER & LEYEN
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) SOUTH SIDE OF RT. 207 & NORTHERLY SIDE OF JAMES WILKINSON ROAD, 3,700' WESTERLY OF BEATTIE ROAD	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: CHANGE OF LOT LINE BETWEEN TWO LOTS OF A FILED SUBDIVISION TO PROVIDE REQUIRED SIDE YARD SETBACK FOR EXISTING DWELLING ON ONE OF THE LOTS.	
7. AMOUNT OF LAND AFFECTED: Initially <u>6.9</u> acres Ultimately <u>6.9</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals TOWN OF NEW WINDSOR PLANNING BOARD APPROVAL	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>STEVEN P. DRABICK, P.L.S.</u>	Date: <u>11/3/93</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, coordinate the review process and use the FULL EAF.
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? <input type="checkbox"/> Yes <input type="checkbox"/> No	If No, a negative declaration may be superseded by another involved agency.
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ *NA* Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

*If applicable.

13. ✓ Name of adjoining owners.
14. NA Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. NA Flood land boundaries.
16. NA A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. NA Include existing or proposed easements.
20. NA Right-of-Way widths.
21. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. NA Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

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29. NA Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. NA Provide "septic" system design notes as required by the Town of New Windsor.
31. NA Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. NA Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. NA Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: [Signature]
Licensed Professional

Date: 11/3/23

93-35

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PROJECT LOCATIONStreet Address: SOUTH SIDE OF RT 207 Tax Map No. 51Name of, distance and direction from nearest intersection or other landmark
3,700' WESTERLY OF BEATTIE ROADName of Waterway: NONEPROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)Structures

☐ New Construction
☐ Addition
☐ Alteration
☐ Relocation
☐ Demolition
☐ Replacement

Structure Type

☒ Residential (1-4 family)
☐ Residential (More than 4 family)
☐ Commercial
☐ Industrial
☐ Mobile Home (single lot)
☐ Mobile Home (Park)
☐ Bridge or Culvert

Estimated value of improvements if addition or alteration: _____

Other Development Activities

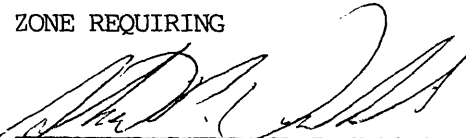
☐ Fill ☐ Excavation ☐ Mining ☐ Drilling ☐ Grading
☐ Watercourse alteration ☐ Water System ☐ Sewer System
☐ Subdivision (New) ☐ Subdivision (Expansion)
☒ Other (Explain) LOT LINE CHANGE

CERTIFICATION

~~Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.~~

THIS PROJECT IS NOT IN A FLOOD PLANE ZONE REQUIRING
SUBMISSION OF THIS APPLICATION.

11/3/83
Date


Signature of Applicant

TOWN _____ of _____ NEW WINDSOR
ORANGE _____ County, New York

Development in Flood Hazard Areas
Instructions

1. Type or print in ink
2. Submit _____ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

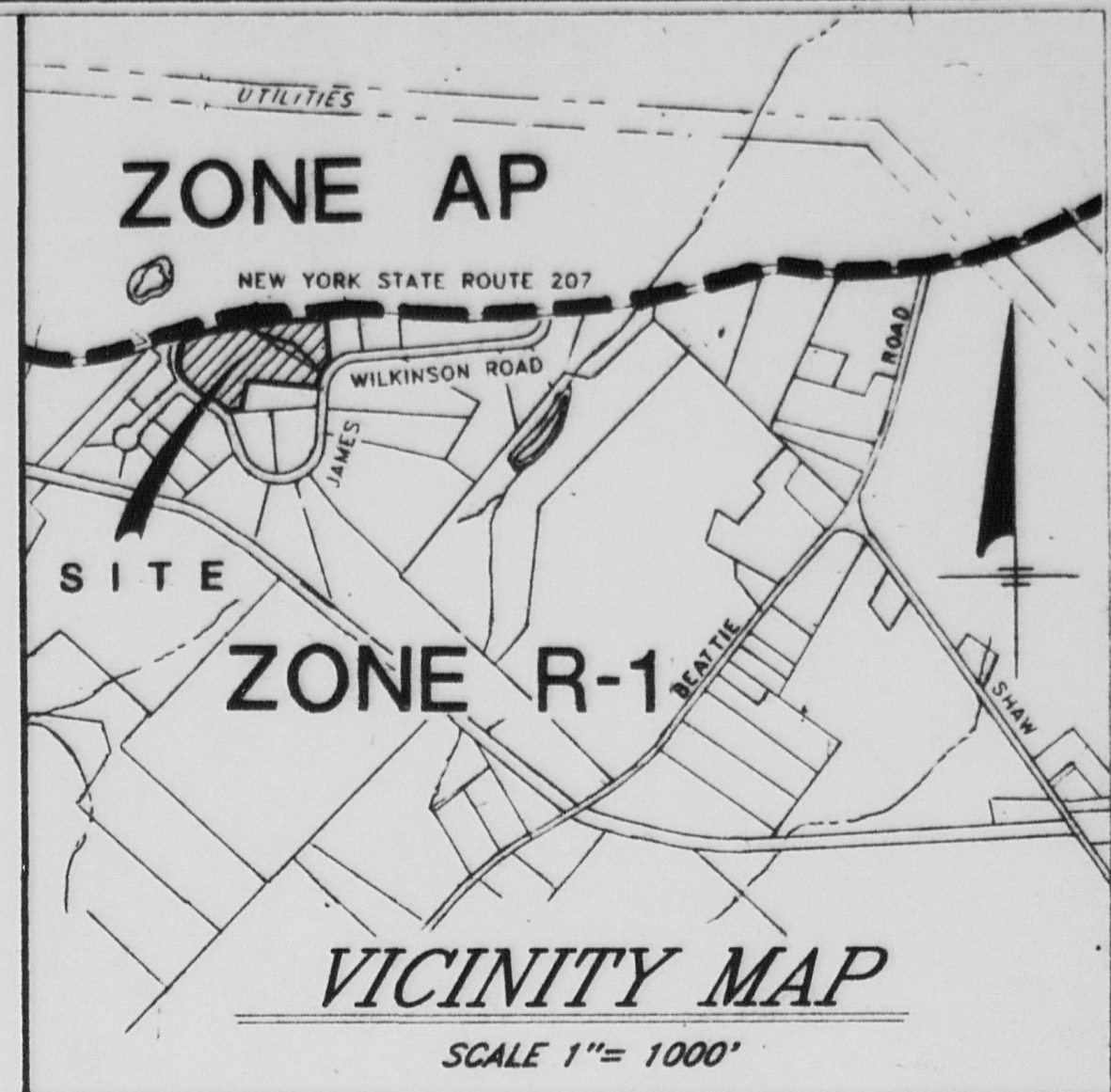
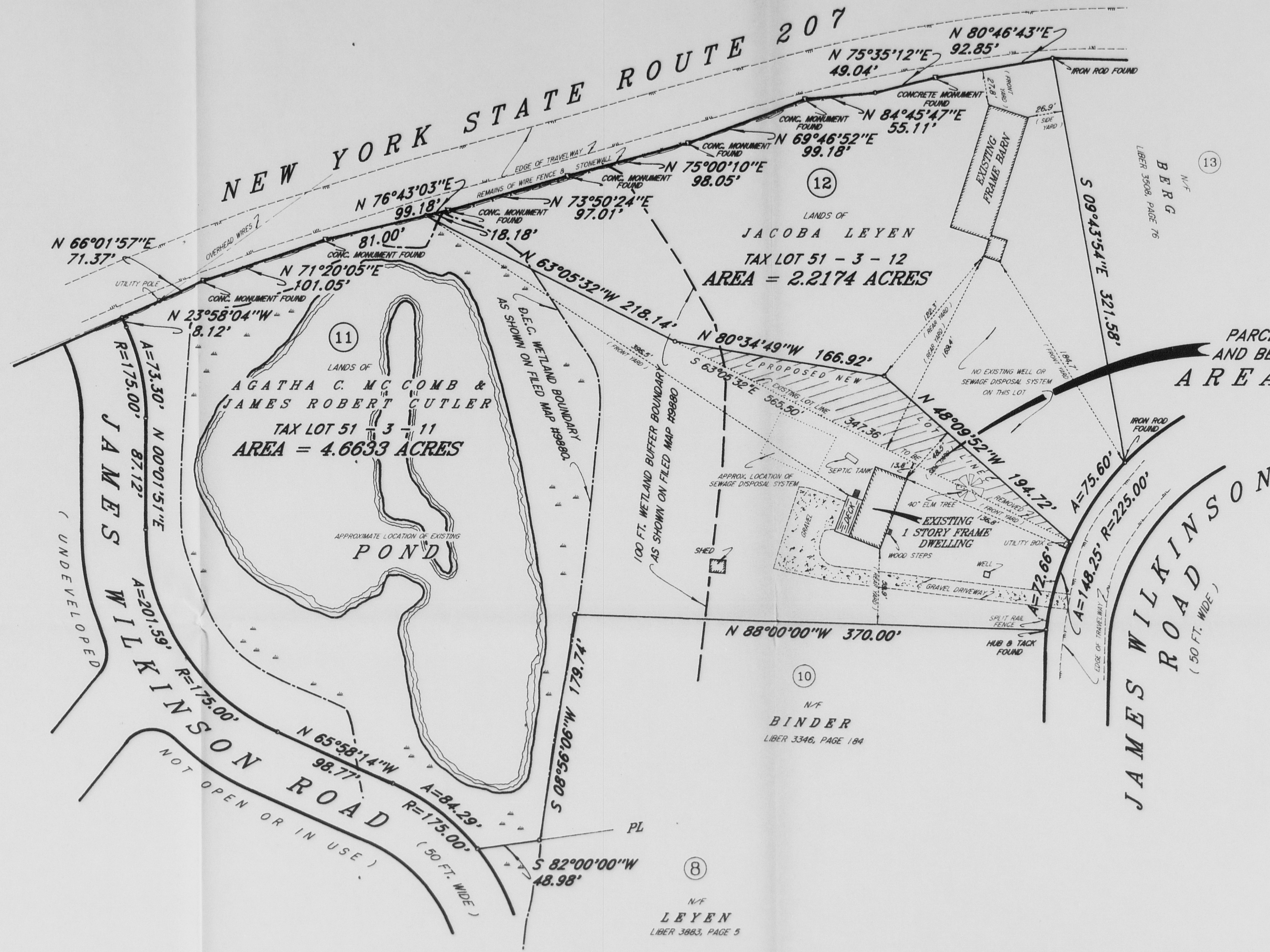
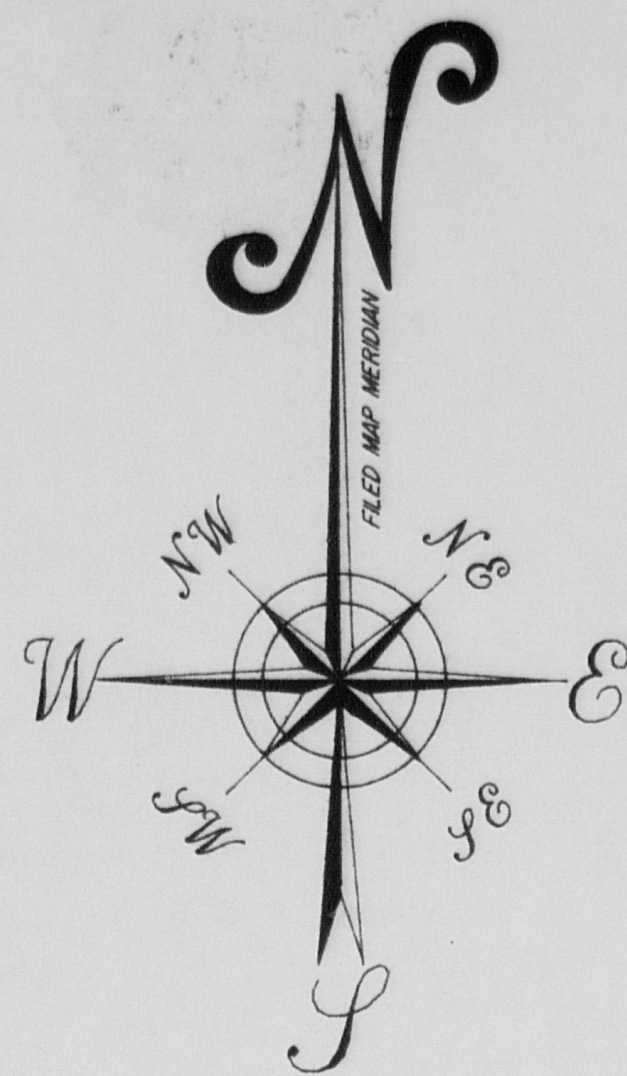
THIS PROJECT IS NOT IN A FLOOD PLANE ZONE REQUIRING SUBMISSION
OF THIS APPLICATION.

Applicant's signature



Date

11/3/95



PARCEL TO BE CONVEYED TO
AND BECOME PART OF LOT 11
AREA = 0.2000 ACRE OR
8,712 SQ. FT.

NOTES:

- 1) BEING A PROPOSED LOT LINE CHANGE OF LOTS #11 & #12 AS SHOWN ON A MAP ENTITLED "ROCK TAVERN GREENS SUBDIVISION", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 26, 1990 AS MAP #9880. ALSO BEING A LOT LINE CHANGE OF LOTS 11 & 12 BLOCK 3, SECTION 51 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
- 2) OWNER: & APPLICANT: LOT 11 AGATHA C. McCOMB & JAMES ROBERT CUTLER RT. 207, BOX 3 ROCK TAVERN, NY 12575
OWNER: LOT 12 JACOBY LEYEN RT. 207, BOX 3 ROCK TAVERN, NY 12575
- 3) PROPERTY ZONE: R-1
- 4) PROPERTY AREA: 6.8807 ACRES
- 5) PROPOSED USE: SINGLE FAMILY RESIDENTIAL DWELLINGS
- 6) WATER SUPPLY: PRIVATE INDIVIDUAL WELLS
- 7) SANITARY SEWAGE DISPOSAL: PRIVATE INDIVIDUAL SYSTEMS

LOT LINE CHANGE APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON JAN 10 1994
BY GARMEN R. DUBALDI, JR.
SECRETARY

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N.Y.
DATE 10/30/93 SIGNATURE: [Signature]

ZONING INFORMATION
DISTRICT REGULATIONS FOR R-1

REQUIRED	LOT 11		LOT 12	
	EXISTING	PROPOSED	EXISTING	PROPOSED
LOT AREA	43,560 SQ.FT.	104,420 SQ.FT.	203,131 SQ.FT.	105,303 SQ.FT.
LOT WIDTH	125 FT.	130.2 FT.	160.5 FT.	219.2 FT.
FRONT YARD	45 FT.	136.8 / 396.5 FT.	136.8 / 396.5 FT.	184.7 / 27.8 FT.*
SIDE YARD	20 FT.	13.8 FT.	48.5 FT.	26.9 FT.
BOTH SIDE YARDS	40 FT.	ONLY ONE	SIDE YARD	ONLY ONE
REAR YARD	50 FT.	59.9 FT.	59.9 FT.	169.4 FT.
STREET FRONTAGE	70 FT.	72.66 FT.	72.66 FT.	75.60 FT.
BUILDING HEIGHT	35 FT.	EXISTING	DWELLING	EXISTING
LIVABLE FLOOR AREA	1,200 SQ.FT.	1,523 SQ.FT.	1,523 SQ.FT.	3,493 SQ.FT.
DEVELOPMENT COVERAGE	10%	3.45%	3.30%	3.32%
* DENOTES: PRE-EXISTING NONCONFORMITY				

LOT LINE CHANGE
PREPARED FOR
McCOMB, CUTLER &
LEYEN

TOWN OF NEW WINDSOR
SCALE 1" = 50'

ORANGE COUNTY, NEW YORK
OCTOBER 30, 1993

STEVEN P. DRABICK
PROFESSIONAL LAND SURVEYOR
PO BOX 539, CONTINENTAL RD.
CORNWALL, N.Y. 12518

UNAUTHORIZED ALTERATION OR ADDITION
TO A SURVEY MAP BEARING A LICENSED
LAND SURVEYOR'S SEAL IS A VIOLATION
OF SECTION 7209 SUB-DIVISION 2, OF THE
NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT HAVING
THE EMBOSSED SEAL OF THE LAND
SURVEYOR SHALL NOT BE VALID.

CERTIFICATIONS SHOWN HEREON ARE
NOT TRANSFERABLE TO ADDITIONAL
INDIVIDUALS, INSTITUTIONS, THEIR
SUCCESSORS AND/OR ASSIGNS, OR
SUBSEQUENT OWNERS.

EASEMENTS OR RIGHT-OF-WAYS ON, OR
UNDER THE LANDS, AND NOT VISIBLE, ARE
NOT SHOWN.

I HEREBY CERTIFY ONLY TO THE PARTIES
LISTED BELOW THAT THIS MAP IS BASED
ON AN ACTUAL FIELD SURVEY COMPLETED
ON 9/20/92 AND CONFORMS TO THE
MINIMUM STANDARDS FOR LAND SURVEYS
ADOPTED BY THE D.H.L.S.A. ON DECEMBER
9, 1987 AND REVISED FEBRUARY 9, 1988.
THIS CERTIFICATION DOES NOT RUN WITH
TITLE TO THE LAND AND IS SUBJECT TO
ANY STATE OF FACTS A TITLE SEARCH
MAY REVEAL.

* AGATHA C. McCOMB,
* JAMES ROBERT CUTLER,
* JACOBA LEYEN
* TOWN OF NEW WINDSOR



STEVEN P. DRABICK, PLS NY L.T.C. #49906